

ILIFF BUSINESS PARK

FLEX/LAB SPACE FOR LEASE



2369 S.
TRENTON WAY
UNIT A-D
DENVER, CO 80231



AVAILABILITY INFORMATION

AVAILABLE:	16,080 SF
OFFICE:	10,607 SF
WAREHOUSE:	5,473 SF
CLEAR HEIGHT:	12' - 13'
LOADING:	Five (5) Drive-In Doors Two (2) Knock Out Doors
ELECTRICAL:	3-Phase
SPRINKLER:	None
RATE:	\$12.50/SF NNN
EXPENSES:	\$5.70/SF (Est. for 2025)
POWER:	To Be determined
HVAC:	Fully Conditioned

HIGHLIGHTS

- Iliff Business Park offers excellent individual signage
- Abundant parking and great access to I-25 and I-225
- Located in Unincorporated Arapahoe County
- Aggressive and creative ownership
- HVAC throughout premises



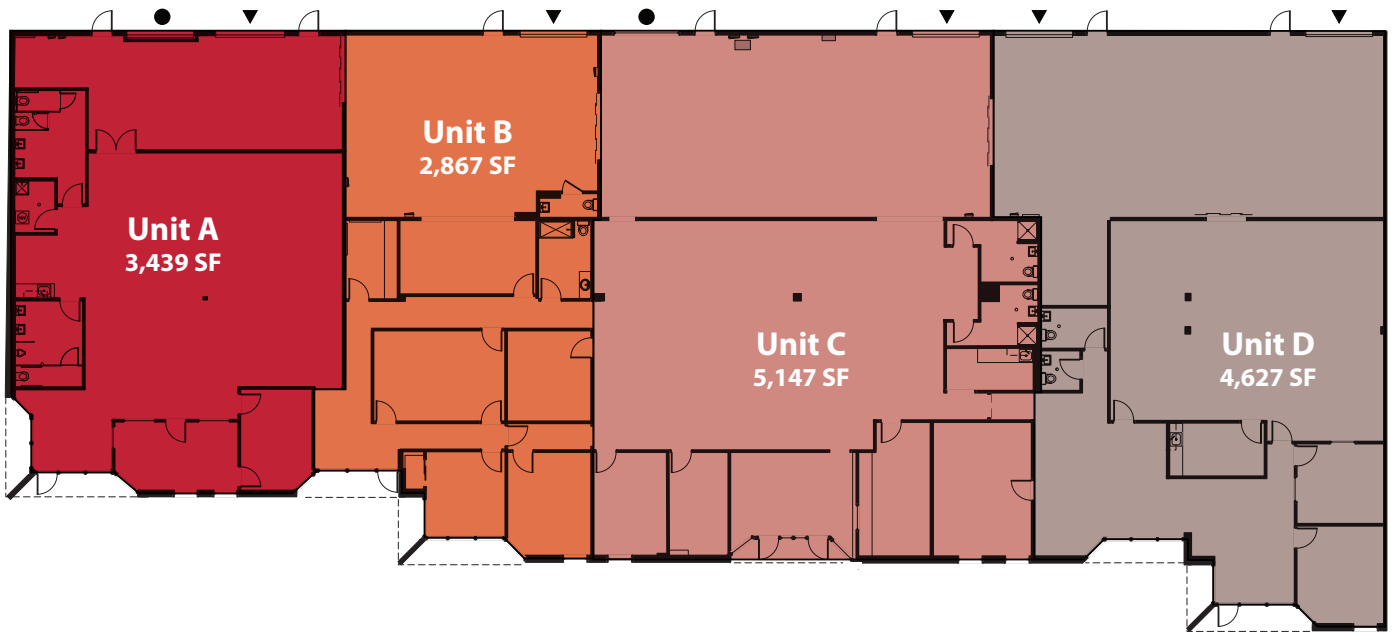
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SITE PLAN

Total 16,080 SF



- Knock Out
- ▼ Drive In



BROKER DISCLOSURE



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